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Cabanas de Tavira

Ref: SAP1860

Modern apartment with ocean view, located in the heart of Cabanas de Tavira. 2 bedrooms, 2 bathrooms, fully fitted kitchen, spacious living area, terrace, communal pool, and garage. Built in 2021 with smart home technology, underfloor heating, and high-quality finishes. Walking distance to amenities and Ria Formosa Natural Park."

101.89sm **0sm** **2** **2** **YES**

Largo de S. Sebastião 17, 8150-139 S. Brás de Alportel • **Tel:** +351 289 841 751 • **AMI:** 11606
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Looking for a luxury apartment where stunning natural beauty meets luxurious living? Meet this new, coontemporary apartment, superbly located in the pittoresque village of Cabanas de Tavira in the East Algarve right in front of the Ria Formosa and the ocean. This magnificent property boasts unparalleled views of the Ria Formosa and the sparkling Atlantic Ocean. Imagine waking up every morning and enjoying a cup of coffee while gazing out at the panoramic views from your own private terrace.

But it's not just the views that make this property special - it's the exquisite features that set it apart from the rest. This luxurious apartment is spacious, bright, and boasts top energy efficiency. The apartment is also sold with all furniture included, making it the perfect home to move into immediately. With 2 bedrooms, 2 bathrooms this apartment is perfect as a holiday home, rental investment as well for permanent living.

The apartments has a spacious living with integrated dining area and a modern chef's kitchen, complete with top of the line appliances. Step outside onto to the terrace through the large floor to ceiling sliding doors and enjoy your morning coffee while watching the sunrise or sip a glass of wine as you take in the stunning sunset.

And when the day is done, retreat to the master suite, where you can relax. The master suite has large, beautifully deisgned built-in wardrobes , airconditioining and a TV.
The guestroom has 2 single beds, built in wardrobes and airconditioning. With two bathrooms you have the luxury to choose between the bathroom with a bath or the other with a walk-in shower.

The apartment is part of a gated condominium with a communcal, salt water pool. The communal pool and garden area offer the perfect place to cool off on a hot summer day or relax in the sun.

The apartment boasts the highest energy efficiency: Class A+, an extraordinary achievement considering the large glass windows. The property benefits from the unique location, excellent thermal and acoustic insulation, large terraces with good sun exposure, solar energy for hot water, false ceilings with built-in LED lamps and ambient lighting, fully equipped high-end contemporary kitchen, electric shutters (with central control), surround sound, underfloor heating in the bahtrooms, air conditioning, and electric towel rails in bathrooms, as well as suspended sanitary ware of Villeroy & Boch, and air conditioning in all rooms. This apartment also has the smart home technology.

The private development has easy access and automatic entrance gates into the garage. Included in the purchase are two private car park spaces in de underground garage (also suitable for cars with low suspension), and electric/hybrid cars can be recharged in the garage. Also included; a storage room in the garage.

With its breathtaking views, impeccable features, and prime location, it's the perfect place to call home. This beautiful property is being sold fully furnished with high-quality furniture, making it the perfect turnkey solution for those looking for a hassle-free move.

About Cabanas de Tavira:
Nestled in the Algarve lies the charming fishing village of Cabanas de Tavira, a hidden gem that is waiting to be discovered. With its pristine beaches, crystal-clear waters, and vibrant culture, Cabanas de Tavira is the perfect destination for those looking for an authentic Portuguese experience.

Take a stroll along the picturesque waterfront and soak in the laid-back atmosphere of this charming village. Watch as the local fishermen bring in their catch of the day or hop aboard a boat and explore the stunning Ria Formosa Natural Park, one of the most beautiful nature reserves in Portugal.

If you're a foodie, you'll be in heaven in Cabanas de Tavira. Indulge in the local cuisine, which is characterized by fresh seafood and traditional dishes, such as cataplana and grilled sardines. Wash it all down with a glass of wine from the nearby vineyards or a refreshing cocktail while enjoying the sunset over the Atlantic Ocean.

For the more adventurous, there is no shortage of activities to enjoy in Cabanas de Tavira. Try your hand at kitesurfing, windsurfing, or stand-up paddleboarding, or hit the golf course at one of the nearby world-class resorts. Cabanas de Tavira has something for everyone.

With its unique blend of history, culture, and natural beauty, Cabanas de Tavira is a destination that is sure to...

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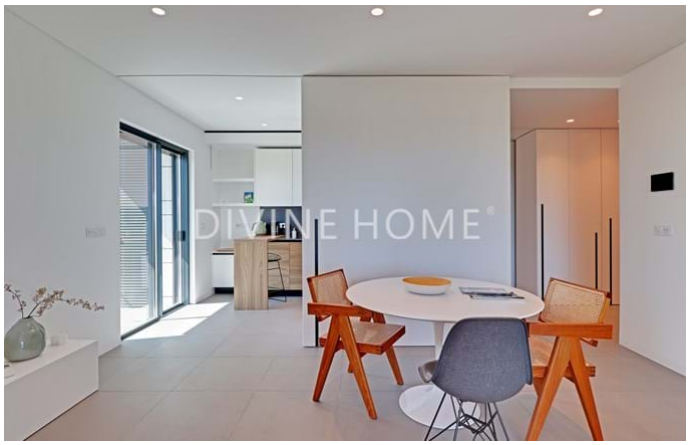

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General details

- Year of construction: 2021
- View: Sea views
- Pool: Communal pool
- Parking: Private parking space
- Outside area: Communal garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage
- Furnished

Interior details

- Heating : Airconditioning (heating + cooling) , Under floor heating
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Furniture included
- Kitchen: Fully fitted
- Bathroom(s): Bath, Shower, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Airconditioning
- Extras: Electric shutters, Internet/Wifi, Sliding doors, Elevator
- Floor: 1st Floor
- Energy certificate: A+

Exterior details

- Pool: Communal
- Outside area: Communal garden, Terrace / balcony
- Parking: Private parking space
- View: Seaview
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 10 min. walking
- Golf course: 5 min. by car
- Supermarket: 10 min. walking
- Restaurant: 5 min. walking
- Health centre: 10 min. by car
- Airport: 45KM
- Ownership: Private ownership (On-shore)